172.0	0007	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	696,700 / 696,700
					USE VALUE:	696,700 / 696,700
					ASSESSED:	696,700 / 696,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		WILBUR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KENNEY WILLIAM J JR/MAUREEN
Owner 2:	
Owner 3:	
Street 1:	28 WILBUR AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MCKENZIE NEIL R/ETAL -
Owner 2:	THALLS ANGELA R -
Street 1:	28 WILBUR AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,620 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1959, having primarily Vinyl Exterior and 1506 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4620.000	305,700		391,000	696,700
Total Card	0.106	305,700		391,000	696,700
Total Parcel	0.106	305,700		391,000	696,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 462.62 | /Parcel: 462.6

Legal Description

User Acct 114352

GIS Ref

GIS Ref

Insp Date 06/15/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 172.0-0007-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	305,700	0	4,620.	391,000	696,700	696,700	Year End Roll	12/18/2019
2019	101	FV	254,100	0	4,620.	385,400	639,500	639,500	Year End Roll	1/3/2019
2018	101	FV	259,900	0	4,620.	296,100	556,000	556,000	Year End Roll	12/20/2017
2017	101	FV	259,900	0	4,620.	279,300	539,200	539,200	Year End Roll	1/3/2017
2016	101	FV	259,900	0	4,620.	257,000	516,900	516,900	Year End	1/4/2016
2015	101	FV	244,000	0	4,620.	240,200	484,200	484,200	Year End Roll	12/11/2014
2014	101	FV	244,000	0	4,620.	221,200	465,200	465,200	Year End Roll	12/16/2013
2013	101	FV	244,000	0	4,620.	221,200	465,200	465,200		12/13/2012

!13353!

PRINT

Date	Time
12/11/20	03:19:40

LAST REV

Date	Time
07/10/18	08:54:33

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13353

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCKENZIE NEIL R	44333-329		12/20/2004		455,000	No	No		
MC GEOWN CHRIST	26601-577		8/22/1996		202,000	No	No		Y

USER DEFINED

Prior Id # 1:	114352
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/24/2006	203	New Wind	2,900	C				
9/7/2001	626	Siding	10,000	C				VINYL SIDING
5/11/2001	322	Addition	93,880	C				KIT/FAMILY RM ADDI
3/23/1998	139	Redo Bas	18,800	C				REMODEL BASEMENT
5/24/1993	198	Manual	650	C				SKYLIGHT

ACTIVITY INFORMATION

Date	Result	By	Name
6/15/2018	Meas/Inspect	BS	Barbara S
1/9/2009	Meas/Inspect	336	PATRIOT
12/16/2008	Measured	197	PATRIOT
9/23/2005	MLS	BR	B Rossignol
4/27/2005	MLS	MM	Mary M
5/22/2002	Permit Visit	PM	Peter M
12/5/2001	External Ins	PM	Peter M
1/26/2000	Inspected	264	PATRIOT
12/28/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4620		Sq. Ft.	Site		0	70.	1.21	6									391,020						391,000	

Total AC/HA: 0.10606 | Total SF/SM: 4620 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 391,020 | Spl Credit | Total: 391,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	35	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99643499
Adj $ / SQ:	141.245
Other Features:	84550
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	342696
Depreciation:	37011
Depreciated Total:	305684

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	2001
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

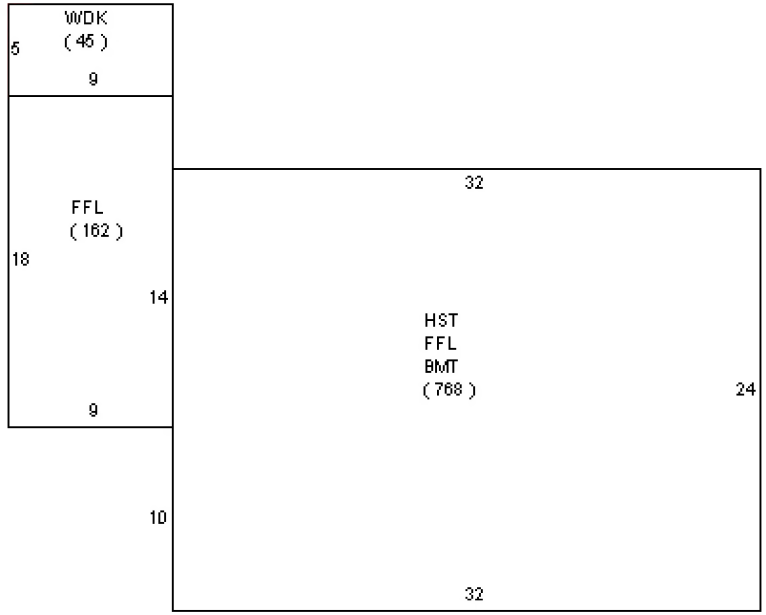
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	155.37
Special Features:	0	Val/Su Net:	143.72
Final Total:	305700	Val/Su SzAd	232.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	930	141.240	131,358
BMT	Basement	768	52.970	40,678
HST	Half Story	384	141.240	54,238
WDK	Deck	45	15.940	717

Net Sketched Area:	2,127			Total:	226,991
Size Ad	1314	Gross Are	2511	FinArea	1506

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

172.0-0007-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	